

1622 Rosa L Parks Blvd Specific Plan (SP)
(08/10/2022 Resubmittal)

Development Summary	
SP Name	1622 Rosa Parks SP
SP Number	2022-054-001
Council District	(19) Freddie O'Connell
Map & Parcel	Map 081 Parcel 08112032100

Site Data Table	
Site Data	0.71 ac.
Existing Zoning	OR20
Proposed Zoning	SP
Owner of Record	Southeastern Synod of the Evangelical Lutheran Church
Parcel Owner Address	PO Box 400 Decatur, GA 30031
Developer/Applicant	Inspiritus
Applicant Address	731 Peachtree St. NE, Suite B Atlanta, GA 30308

Specific Plan (SP) standards

1. The development intends to include no more than 95 residential units.
2. The allowable non-residential uses for the proposed development will be limited to institutional uses accessory to the multi-family use including community gathering/classroom spaces; a food bank/pantry; kitchen facilities for residents and beneficiaries of the religious institution's services; and associated office space for social service programs.
3. Short term rentals will not be allowable for any residential units.
4. The maximum allowable height shall be 5 stories in 75 feet, within the build to zone, and limited to 6 stories in 90 feet at the setback line.
5. All standards and dedications required by NDOT for Rosa Parks Boulevard and Garfield Street will be met at Final Site Plan stage.
6. Public water and sewer construction plans, if required, must be submitted and approved prior to Final SP approval. A water and sewer availability request shall be made prior to Final SP submittal with required capacity fees paid prior to Final Site Plan/SP approval.
7. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
8. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
9. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
10. Porches shall provide a minimum of six feet of depth.
11. A raised foundation of 18" – 36" is required for all residential structures, depending on final topography.
12. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the MUG-A zoning district as of the date of the applicable request or application.

13. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.